



City of Carmel

CARMEL PLAN COMMISSION AGENDA

April 17, 2007

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

H. Public Hearings:

1H. Docket No. 07020003 DP/ADLS: Carmel Orthodontics

The applicant seeks to construct a 2-story medical office building on 2.59 acres.

The site is located on the southwest corner of Carmel Drive and Guilford Road, and is zoned M3.

Filed by Ashton Fritz of Schneider Engineering for Carmel Orthodontics.

2H. Docket No. 07030001 Z: 10212-10218 North Michigan Road Rezone

The applicant seeks to rezone 8.91 acres from I1 to B2 to allow for medium-density commercial retail development.

The site is located at 10212-10218 North Michigan Road and is within the US 421/Michigan Road Overlay. Filed by Joseph Calderon of Bose McKinney & Evans LLP for Thomas English Retail Real Estate LLC.

I. Old Business

1I. Docket No. 07010009 DP/ADLS: Sunrise of Carmel

The applicant seeks to construct a 4-story, 150,802 square foot independent and assisted living facility on 4.10 acres.

The site is located at the northeast corner of Old Meridian Street and US 31, and is zoned B6 within the US 31 Overlay.

Filed by Mary Solada of Bingham McHale LLP for Sunrise Development, Inc.

Docket No. 07020006 Zoning Waiver: Sunrise of Carmel

The applicant seeks a waiver to increase the Floor Area Ratio from 0.70 to 0.84, a 20% increase, in the construction of a 4-story continuing care facility with underground parking.

The site is located at the northeast corner of Old Meridian Street and US 31, and is zoned B6 within the US 31 Overlay.

Filed by Mary Solada of Bingham McHale LLP for Sunrise Development, Inc

2I. Docket No. 07020012 Z: 1328-1440 W. Main Street Rezone

The applicant seeks to create to rezone property from OM/SU and S2 within the US 31 Overlay to B6 within the US 31 Overlay.

The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned Old Meridian Special Use (OMSU), S2, and is within the US 31 Overlay.

Filed by Eugene Valanzano of Baker and Daniels for Browning Real Estate Partners and the City of Carmel

J. Adjournment